

**APPROVED: 1/15/15**

**MINUTES OF THE  
TOWN OF HIGHLANDS PLANNING BOARD  
DECEMBER 18, 2014**

A regular meeting of the Town of Highlands Planning Board was held in the Town Hall, Highland Falls, New York, on Thursday, December 18, 2014, at 7:00 P. M.

**THERE WERE PRESENT:**

**Board Members:**

Erik Smith, Chairman  
Cathy Kelly  
John Hunter

**Absent:**

Terry Holt, Deputy Chairman  
Chris Dyroff

M. Justin Rider, Attorney, (Rider, Weiner & Frankel, P. C.)  
Leslie J. Dotson, Town Planner (Garling Associates)

**ALSO PRESENT:** Dave Tonneson and Mark Lavinski.

**The Regular Meeting was called to order at 7:05 P. M. by the Chairman with the Pledge to the Flag. It was noted that three members are present, and there is a quorum. Mr. Holt and Mr. Dyroff are absent.**

**A motion was made to approve the November 20, 2014 Minutes.**

**Motion: Dr. Kelly**

**Seconded: Mr. Hunter**

**Approved**

**COMMUNICATIONS**

- Memorandum from Lori Hurst for Board Members for the 2015 Association of Towns Training School and Annual Meeting in NYC

**VOUCHERS – December - 2014**

**Rider Weiner, & Frankel, P.C.**

General Admin.	\$203.50
Fort Storage	55.50
320 West 245 St. LLC	314.50

**Garling Associates**

General Admin.	\$ 73.50
320 West 245 St. LLC	241.50
Fort Storage	94.50

**Recording Secretary**

Fran DeWitt

\$ 84.80

The Chairman will submit these vouchers to the Comptroller.

**OLD BUSINESS**

**Hudson Highlands Rest. LTD, Amended Site Plan (Section 11, Block 1, Lots 1.1 & 1.2)**

Revised Plans and Comment Letters from the Engineer and Planner have been received for the Board to review.

Mr. Tonneson stated that since his last appearance, his engineer had made the changes to the plans and his surveyor had investigated the whether the original ingress was on the State Right-of-Way. A number of temporary easements were found on the Corbin Hill property, but no permanent easements were found. Part of the sidewalk and State swale and drain are within that area. The engineer reconfigured the driveway entrance to avoid that area. The driveway entrance is completely on their property or on the State Right-of-Way. They will continue to research to see if there are more rights to access for that portion and to find the easement.

- Driveway entrance was improved - 20 foot wide unobstructed.
- Signage was changed.
- Additional catch basin was put in that area that connects to existing catch basin.
- Setback lines for the building are included
- Blow offs were labeled at the dead end line of the water line
- Curb cut increase would require a work permit from the DOT.
- “Drive overs” on the 6-inch high curb are noticed because it is not adequate for Corbin Hill.
- Stormwater Prevention Plan is being prepared.

The Chairman stated that he felt this was a substantial change and the Board must decide if the change in the entrance is something the Board would approve. Then it would have to be submitted to County Planning and DOT.

A discussion was held on the original plans for the curb cut/entrance at the concept of this project noting the differences of the plans presented now with particular concerns from the Planner.

It was suggested that DOT, Board Members and the Applicant could visit the site to discuss this.

The Applicant will have his engineer update the plans showing all the paved portion of the area and showing where the existing curb is located, along with a photograph. Also to be included is topography information. It will then be submitted by the Planner.

Mr. Tonneson reported on one of the items on the Planner’s Comment Letter concerning the two-tax map designation for his property. The deed has been transferred to Hudson Highlands Rest. LTD, and the process has begun to make this a one-tax designation.

The Engineer's Comment Letter was discussed at this time.

**A motion was made that the Chairman approve all modified plans before they are submitted to the Department of Transportation.**

**Motion: Dr. Kelly      Seconded: Mr. Hunter      Approved**

**320 West 254 Street LLC-1368, Route 9W, Subdivision (Section 7, Block 1, Lot 1.1)**

**Not present at this meeting.** The Chairman reported that the adjoining property owners have been in contact and the Applicant's surveyor may be updating the plan based on those discussions.

**NEW BUSINESS - None**

**INFORMAL APPEARANCE – None**

**PUBLIC COMMENT - None**

**Chairman's Report**

**Consolidated Code Revision**

The Chairman reported that he attended a meeting today at Village Hall, with Barbara Murphy, Village Board Member, Jim Ramus, Village Planning Board, and David Church from County Planning along with John Hager. Initial discussion was about updating the Town of Highlands and Village Codes. The Building Inspector developed a questionnaire which he handed out. It was a preliminary discussion.

**A meeting was set for January 29, 2015, at 7:00 P. M., at Village Hall with Members of both Boards and David Church in attendance. This meeting will be publicly Noticed.**

**2015 Personnel**

The Chairman's term expires at the end of 2014. He will have a discussion with Supervisor Livsey and the Town Board in the near future.

**The Chairman wished everyone Happy Holidays and thanked the Consultants for their work.**

**At 8:27 P. M., a motion was made to adjourn the meeting.**

**Motion: Dr. Kelly**

**Seconded: Mr. Hunter**

**Approved**

Respectfully submitted,

Fran DeWitt, Recording Secretary

**The next Regular Planning Board Meeting is  
Thursday, January 15, 2015**